

**SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT  
PERMIT APPLICATION PUBLIC NOTICE**

**December 21, 2006**

**Permit Number:** OCRM-06-390-R  
**Permit ID:** 56779

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

**APPLICANT:** Earl E Davis Jr  
C/O Billy Bryan  
2570 John Boone Ct  
Mount Pleasant, SC 29466

**LOCATION:** On and adjacent to Wando River at Lot 9, Rush Haven Dr, The Harbor at Dunes West,  
Mount Pleasant, Charleston County, South Carolina.  
TMS#: 594-05-00-348.

**WORK:** The work as proposed and shown on the attached plans consists of constructing a dock. The applicant seeks to build a 4' x 241' walkway, with handrails, leading to a covered 20' x 20' fixed pierhead, also with handrails. Channelward of the pierhead, a 3' x 20' ramp will access a 10' x 30' floating dock. Floodside of the pierhead, a 12' x 12', four-pile boatlift is proposed. The work as described is for the applicant's private, recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

*To assure review by OCRM, comments regarding this application must be received by OCRM on or before January 5, 2007. For further information please contact the project manager for this activity, Tess Rodgers at 843-747-4323 ext. 116.*

**PLEASE REPLY TO:**

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

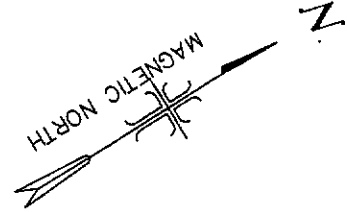
**Please refer to P/N# OCRM-06-390-R**

  
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Tess Rodgers, Regulatory Coordinator

# MARSHES OF THE WANDO RIVER

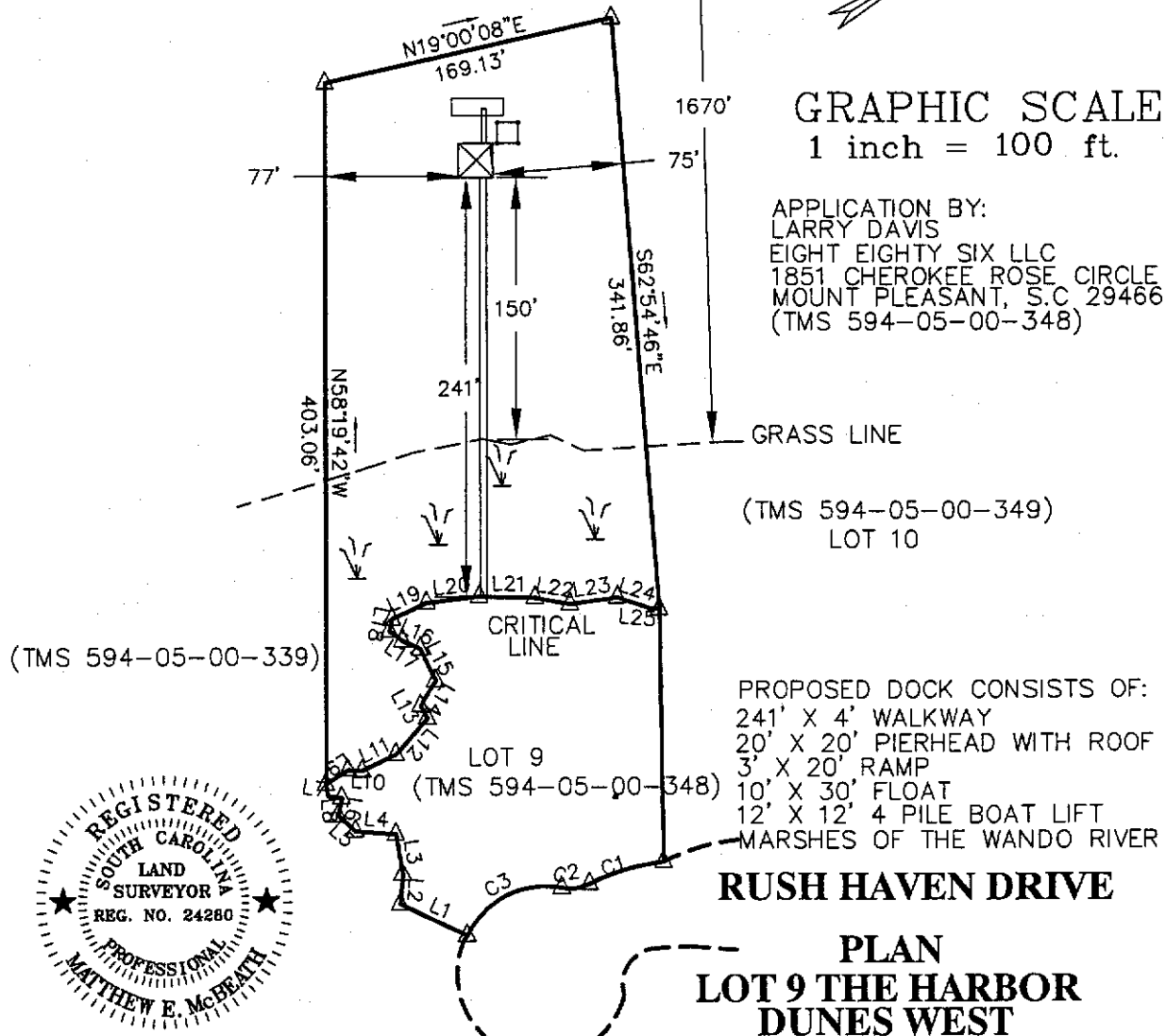
EBB FLOOD

GRASS LINE



GRAPHIC SCALE  
1 inch = 100 ft.

APPLICATION BY:  
LARRY DAVIS  
EIGHT EIGHTY SIX LLC  
1851 CHEROKEE ROSE CIRCLE  
MOUNT PLEASANT, S.C 29466  
(TMS 594-05-00-348)



PURPOSE: TO CONSTRUCT A PRIVATE DOCK  
ADJACENT PROPERTY OWNERS:

1. EVAN P. JONES  
3325 ASHLEY PHOSPHATE RD.  
NORTH CHARLESTON, S.C 29418  
(TMS 594-05-00-349)
2. JOHN WIELAND HOMES  
& NEIGHBORHOOD INC.  
1950 SULLIVAN RD.  
ATLANTA, GEORGIA 30337  
(TMS594-05-00-339)

## REFERENCES:

1. Subdivision Plat of the Harbor Phase 3 by Southeastern Surveying of Charleston, Inc. and recorded at the Charleston County RMC in plat book EG page 910.
2. Locations of grass lines based on Charleston County GIS March 2001 Color Photo's. No field surveys done on site at this time.

NOVEMBER 15, 2006

REVISED DECEMBER 19, 2006

REVISED NOVEMBER 27, 2006

SHEET 2 OF 3

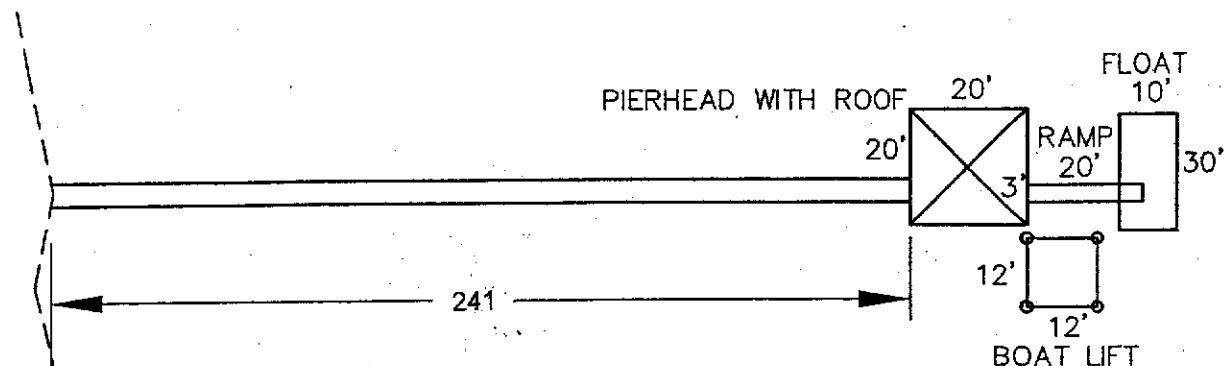
**EAST COOPER LAND SURVEYING, LLC**

1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466

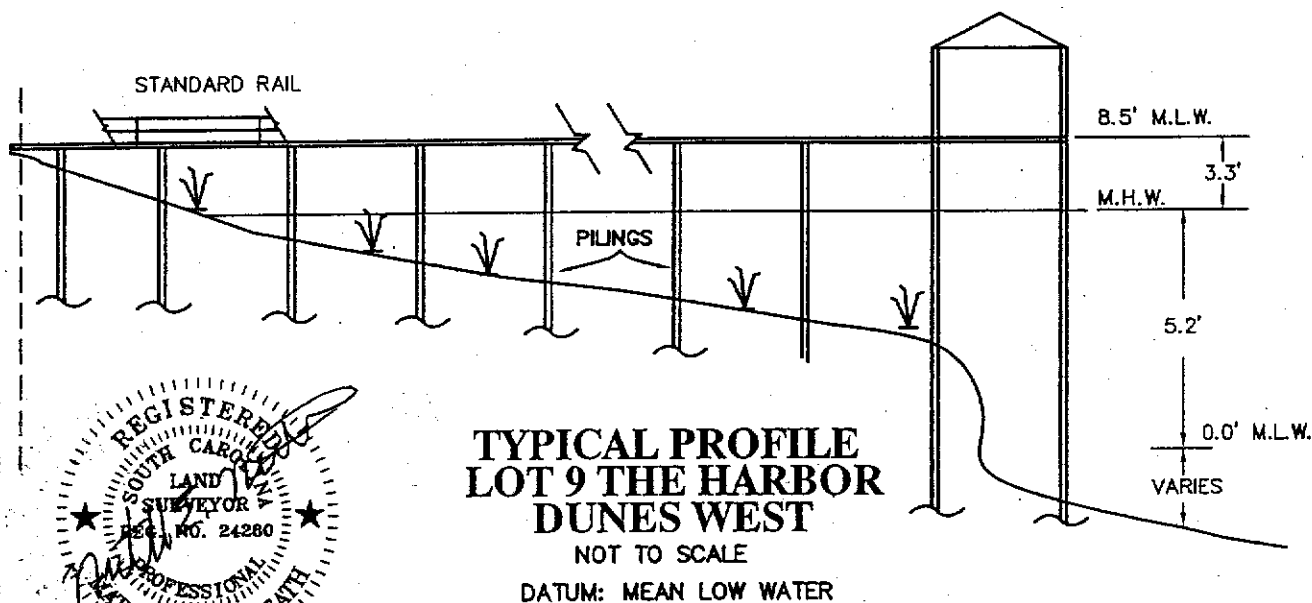
OFFICE (843) 856-1277 E-MAIL ecl@BELLSOUTH.NET

FAX (843) 856-5210

OCRM-06-390-R



PROPOSED DOCK CONSISTS OF:  
 241' X 4' WALKWAY  
 20' X 20' PIERHEAD WITH ROOF  
 3' X 20' RAMP  
 10' X 30' FLOAT  
 12' X 12' 4 PILE BOAT LIFT  
 MARSHES OF THE WANDO RIVER



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NOVEMBER 15, 2006 REVISED NOVEMBER 27, 2006 SHEET 3 OF 3

**EAST COOPER LAND SURVEYING, LLC**

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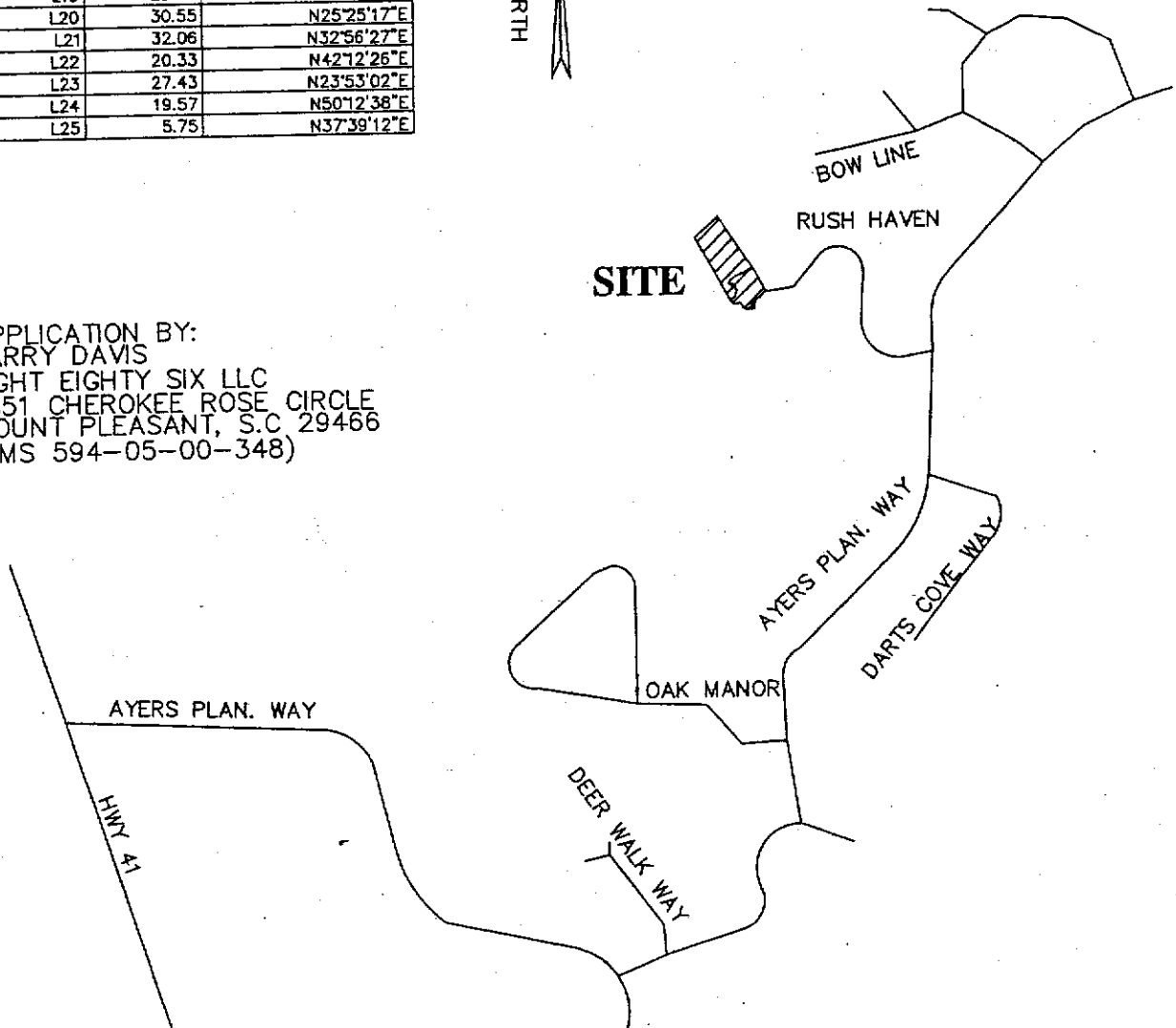
OCR-M-06-390-R

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.68	S57°13'36"W
L2	17.25	N53°18'34"W
L3	23.59	N67°26'59"W
L4	23.69	S36°10'26"W
L5	13.25	S73°58'29"W
L6	10.52	N46°51'33"W
L7	8.31	S39°37'40"W
L8	6.85	N64°42'26"W
L9	14.95	N00°45'49"W
L10	8.13	N35°53'19"E
L11	21.91	N05°55'57"E
L12	27.75	N17°08'23"W
L13	8.13	N87°10'43"W
L14	16.86	N27°13'44"W
L15	20.04	N84°43'12"W
L16	11.11	S55°58'54"W
L17	9.50	S66°53'22"W
L18	7.00	N44°48'30"W
L19	22.20	N06°36'35"E
L20	30.55	N25°25'17"E
L21	32.06	N32°56'27"E
L22	20.33	N42°12'26"E
L23	27.43	N23°53'02"E
L24	19.57	N50°12'38"E
L25	5.75	N37°39'12"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	44.77	125.00	20°31'14"	22.63	S15°11'22"W	44.53
C2	16.47	25.00	37°44'47"	8.55	N23°48'20"E	16.17
C3	65.84	50.00	75°26'49"	38.68	S04°56'55"W	61.19



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 EIGHT EIGHTY SIX LLC  
 1851 CHEROKEE ROSE CIRCLE  
 MOUNT PLEASANT, S.C 29466  
 (TMS 594-05-00-348)



**LOCATION MAP**  
**LOT 9 THE HARBOR**  
**DUNES WEST**  
 NOT TO SCALE

**NOVEMBER 15, 2006**

**SHEET 1 OF 3**

**EAST COOPER LAND SURVEYING, LLC**

1500 HUXLEY DRIVE MOUNT PLEASANT, SOUTH CAROLINA 29466  
 OFFICE (843) 856-1277 E-MAIL [ecsl@BELLSOUTH.NET](mailto:ecsl@BELLSOUTH.NET) FAX (843) 856-5210

OCRM-06-390-R



**NOTE:**  
1. AETHANAL SHOWN OUTSIDE THE DEFINED POLYMERITY OF THIS P.M.A.

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DEC 19 2006

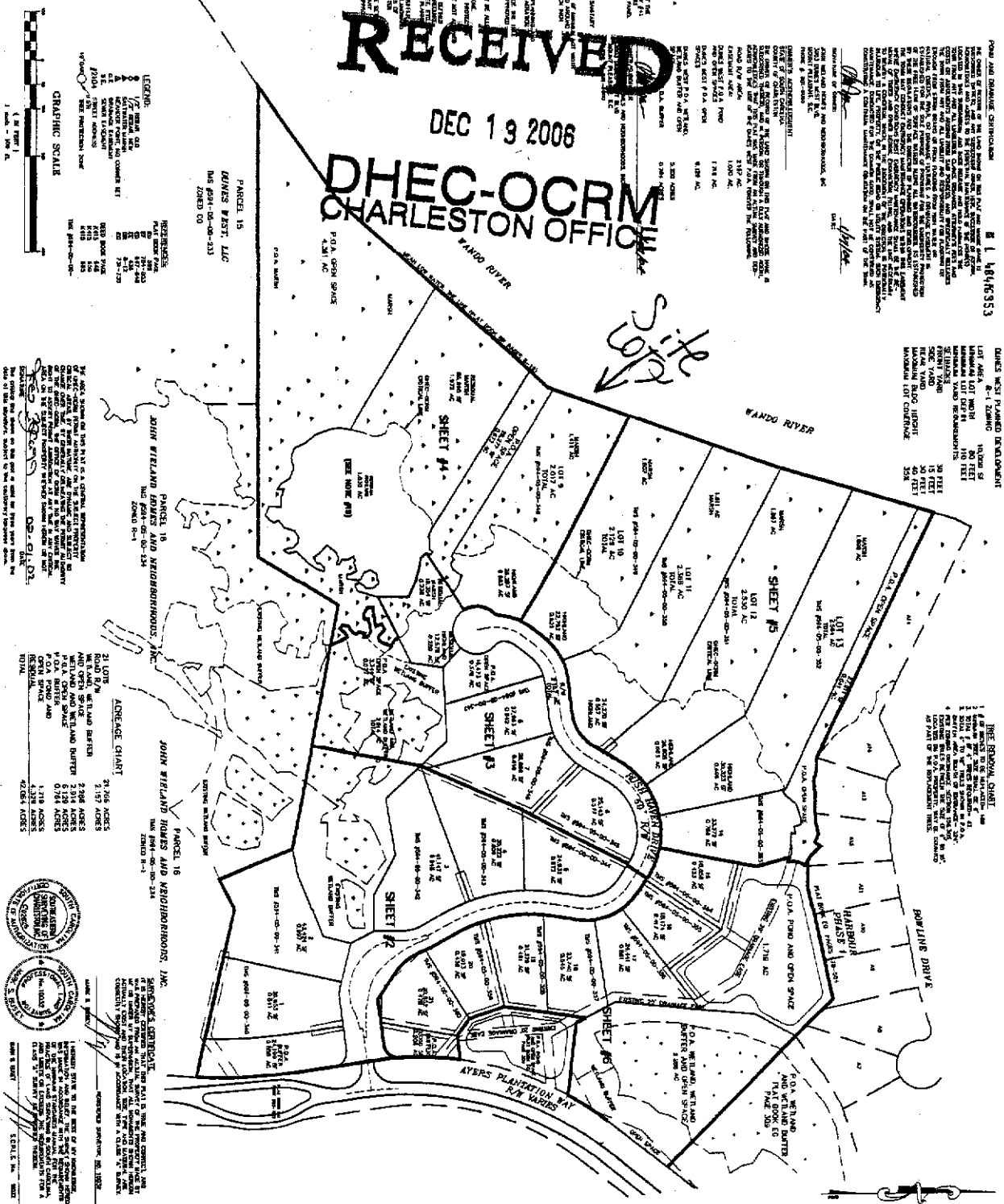
**DHEC-OCRM**  
**CHARLESTON OFFICE**

THE CHAIRMAN OF THE BOARD OF THE LEO FUND ON THIS DAY AND HEREBY SAYS:

LINES WEST PLANNED DEVELOPMENT	
R-1 ZONING	
LOT AREA	14,000 SQ
MINIMUM LOT WIDTH	80 FEET
MINIMUM LOT DEPTH	110 FEET
MINIMUM YARD REQUIREMENTS	
FRONT YARD	30 FEET
SIDE YARD	15 FEET
REAR YARD	30 FEET
MAXIMUM BLDG HEIGHT	40 FEET
MINIMUM LOT COVERAGE	35%

**IT'S MOVING, SAVING  
LIFE, SAVING MONEY TO THE MAXIMUM**

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AND OPEN SPACE	2,208 ACRES
WETLAND AND WETLAND BUFFER	2,914 ACRES
P.O.A. OPEN SPACE	6,129 ACRES
P.O.A. BUFFER	0,764 ACRES
P.O.A. POND AND OPEN SPACE	1,278 ACRES
RESIDUAL	4,326 ACRES
TOTAL	42,064 ACRES

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A FINAL SUBDIVISION PLAT OF  
THE HARBOUR, PHASE 3  
DUNES WEST  
BEING A PORTION OF PARCEL 16  
OWNED BY JOHN WIELAND HOMES AND NEIGHBORHOODS, INC.  
LOCATED IN THE TOWN OF MOUNT PLEASANT  
CHARLESTON COUNTY, SOUTH CAROLINA



**Southeastern Surveying  
of Charleston, Inc.**  
17 Wappoo Creek Drive - Suite 10  
Charleston, South Carolina 29412  
843-795-0330 FAX 795-2007 [www.sss-sc.com](http://www.sss-sc.com)

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